

GOVERNMENT OF ANDHRA PRADESH

ABSTRACT

Town Planning – Tanuku Municipality – Change of Land Use from No land use to Residential use in R.S.No.407/5, 6, 408/1 & 844 Tanuku to an extent of Ac.6.24 cents - Draft Variation – Confirmed - Orders - Issued.

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (H1) DEPARTMENT

G.O.Ms.No. 471

Dated: 19.11.2013.

Read the following:-

1. From the Director of Town & Country Planning, Hyderabad
Lr.Roc.No.12857/2012/R, Dt: 05.02.2013.
2. Govt. Memo No.3007/H1/2013-2, dated: 20.06..2013.
3. From the Director of Town & Country Planning, Hyderabad
Lr.Roc.No.12857/2012/R, Dt: 06.08.2013.
4. Govt. Memo No.3007/H1/2013-3, dated: 02.09.2013.
5. Commissioner of Printing, A.P. Extraordinary Gazette No.655,
Part-I, Dated: 12.09.2013.
6. From the Director of Town & Country Planning, Hyderabad
Lr.Ro.No.12857/2012/R, dated: 29.10.2013.

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ORDER:-

The draft variation to the Tanuku General Town Planning Scheme, the Master Plan sanctioned in G.O.Ms.No.480 MA., dated: 19.09.2000, issued in the memo 4th read above and published in the extraordinary issue of A.P. Gazette No.655, Part-I, dated: 12.09.2013. On publication, no objections and suggestions have been received from the public within the stipulated period. The Director of Town & Country Planning, Hyderabad in the reference 3rd read above has informed that the applicant has paid an amount of Rs.76,200/- (Rupees Seventy Six Thousand Two Hundred only) towards Development/ Conversion charges as per G.O.Ms.No.158 MA.,dated:22-03-1996. Further in the reference 6th read above the Director of Town & Country Planning, Hyderabad has informed that the Municipal Commissioner, Tanuku has published the draft variation notification in Andhra Prabha, Telugu daily news paper and Hans Indian, English daily news paper. On publication no suggestions/ objections received from the public. Hence, the draft variations are confirmed.

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

Dr. S.K. JOSHI,
PRINCIPAL SECRETARY TO GOVERNMENT (UD)

To

The Commissioner of Printing, Stationery and Stores Purchase, Hyderabad.

The Director of Town and Country Planning, Hyderabad.

The Regional Deputy Director of Town Planning, Rajahmundry.

The Commissioner, Tanuku Municipality, Tanuku.

Copy to:

The individual through the Commissioner, Tanuku Municipality, Tanuku.

The District Collector, West Godavari District.

SC/SF.

//FORWARDED ::BY:: ORDER//

SECTION OFFICER.

APPENDIX
NOTIFICATION

In exercise of the powers conferred by clause (a) of Sub- Section (2) of Section 15 of the Andhra Pradesh Town Planning Act, 1920, the Government of Andhra Pradesh hereby makes the following variation to the Master Plan of Tanuku Town, the same having been previously published in the Extraordinary issue of Andhra Pradesh Gazette No.655, Part-I, dated: 12.09.2013 as required by clause (b) of the said section.

VARIATION

The site in R.S.No.407/5, 6, 408/1 & 844, Tanuku to an extent of Ac.6.24 cents the boundaries which are as shown in the schedule hereunder, not earmarked for any land use (No Land use zone) in the General Town Planning Scheme (Master Plan) of Tanuku Town sanctioned in G.O.Ms.No.480, MA dated: 19-09-2000 is now designated for Residential use by variation of change of land use based on the Council Resolution No.295, dated 25.10.2012 and as the proposed site is abutting existing 72 feet to 86 feet wide road and Irrigation Authorities have issued NOC for the proposal, subject to the conditions laid down by the Irrigation Authorities as marked "A,B,C,D,E,F,G,H,I,J" in the revised part proposed land use map bearing GTP No.26/2013/R available in Municipal Office, Tanuku Town, **subjected to following conditions:**

1. The applicant shall obtain prior technical approval from the competent authority at the site under reference.
2. The applicants shall handover area affected in the Master Plan as shown in the Plan ie.70.42 Sq.Mtrs to the Tanuku Municipality by way of Registered Gift Deed at free of cost.
3. The applicants shall obtain necessary clearances from irrigation Department if required.
4. That the title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
5. That the above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
6. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
7. The change of land use shall not be used as the proof of any title of the land.
8. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
9. The applicant shall obtain prior permission from the competent authority before commencing the development work.
10. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

North	:	Agricultural land in R.S.No.411, 407/P.
East	:	Agricultural lands in R.s.No.842.
South	:	Agricultural land in R.S.No.408 & 845.
West	:	Existing 30-0 Mts. Master Plan Road.

Dr. S.K. JOSHI,
PRINCIPAL SECRETARY TO GOVERNMENT (UD)

SECTION OFFICER.